
CITY OF TEMPE
HEARING OFFICER

Meeting Date: 10/16/2018

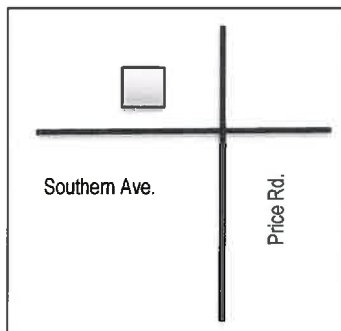
Agenda Item: 2

ACTION: Request approval to abate public nuisance items at the Padilla Property located at 1978 E. Del Rio Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1091.00 for abatement request, removal of grass/weeds in the side yard, towing of two vehicles.

RECOMMENDATION: Staff – Approval of 180 day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the PADILLA PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE183428: removal of grass/weeds in the side yard, towing of two vehicles.



Property Owner	Jorge & Mireya Padilla
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential
Code Compliance Inspector:	Michael Glab, Code Inspector

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Barbara Simons, Code Inspector

Reviewed by: Drew Yocom, Planning & Research Analyst

COMMENTS:

Code Compliance is requesting approval to abate the Padilla Property located at 1978 E. Del Rio Drive, in the R1-6, Single Family Residential district. This case was initiated 06/04/2018, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180 day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

Project Submittal Application

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level, Tempe, AZ 85281
Building Safety - Phone: 480-350-8341 Fax: 480-350-8677
Planning - Phone: 480-350-8331 Fax: 480-350-8872
www.tempe.gov



Project Information - Required

Project Name: PADILLA PROPERTY ABATEMENT	
Project Address: 1978 E DEL RIO DR	Suite No.: <input type="checkbox"/>
Proposed Use of Building/Suite:	Existing Zoning: R1-6 <input type="checkbox"/>
Legal Description: <input type="checkbox"/> Attached KNOELL TEMPE	Parcel No.: 133-34-348 <input type="checkbox"/>
Description of Work/Request: ABATEMENT OF CE183428	
OCTOBER 16, 2018	

Valuation (for building plan review only):

Applicant Information - Required

Company or Firm Name: CITY OF TEMPE / CODE COMPLIANCE	Telephone 1: () Ext:
Applicant's Name: MICHAEL GLAB / CODE INSPECTOR	Telephone 2: (480) 350 Ext: 5461
Applicant's Street Address: 21 E 6TH ST SUITE 208	Fax: ()
City: TEMPE	State: AZ Zip: 85281
Applicant Signature: <i>Michael J. Glab</i>	Email Address(es):
	Date: 09/06/2018

For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials
<input type="checkbox"/> SPR		<input type="checkbox"/> New Building	<input type="checkbox"/> Engineering	<input type="checkbox"/> Building
<input type="checkbox"/> Dev Plan Review		<input type="checkbox"/> Complete	<input type="checkbox"/> Revision	<input type="checkbox"/> Planning
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> Prelease	Tracking Nos.:	<input type="checkbox"/> Engineering
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> Basic	DS	
<input type="checkbox"/> Use Permit		<input type="checkbox"/> Add/Alt	BP	<input type="checkbox"/> Spec Book(s)
<input type="checkbox"/> Variance		<input type="checkbox"/> TI	EN	<input type="checkbox"/> Structural Calcs
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> AFES (O/H)	PL	<input type="checkbox"/> Truss Calcs
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> MF	PC	<input type="checkbox"/> Hydraulic Calcs
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> NRes	PPC	<input type="checkbox"/> Parking Analysis
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> Res Remodel/Add	CA	<input type="checkbox"/> Lighting Cut Sheets
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Pool	FR	<input type="checkbox"/> Total Valuation:
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Demo	RA	<input type="checkbox"/> Total Submittal Fees:
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> Grading Only	SGN	<input type="checkbox"/> Validation:
<input checked="" type="checkbox"/> Abatement		<input type="checkbox"/> Phased Constr	PF	<input type="checkbox"/> Date Stamp:
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> Phased Constr w/UG MEP		
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Structural Frame		
<input type="checkbox"/> Continuance		<input type="checkbox"/> MEP Only		
<input type="checkbox"/> Appeal		<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Other		<input type="checkbox"/> Factory Built Bldg		
Fire		<input type="checkbox"/> Deferred submittal		
<input type="checkbox"/> Tanks		<input type="checkbox"/> Revision	MCA Code:	
<input type="checkbox"/> Spray Paint Booth		<input type="checkbox"/> New Standard	File With:	
<input type="checkbox"/> Special Extinguishing		<input type="checkbox"/> Permits based on Standard #	Received By:	
<input type="checkbox"/> Fire Alarm		<input type="checkbox"/> Siting		
<input type="checkbox"/> Kitchen Hood System		<input type="checkbox"/> Other		
<input type="checkbox"/> Rack Storage				
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other				

Planning Submittals are Subject to Dissemination to the Public

Please See Reverse for Instructions, Submittal Information and Time Limit of Application

DATE: 09/06/2018

SUBJECT: PADILLA Property Abatement

LOCATION: 1978 E DEL RIO DR. TEMPE, AZ 85282

LEGAL: LOT 157, BOOK 121, PAGE 10, as recorded with the Maricopa County Assessor

OWNER: JORGE & MIREYA PADILLA
1978 E DEL RIO DR
TEMPE, AZ 85282

FINDINGS:

On 06/04/18 My office received a complaint related to this property
On 06/11/18 I observed several violations of City Code present, notice mailed
On 06/28/18 I observed little to no change at the property, mailed second notice
On 07/23/18 I observed little to no change at the property, posted notice to structure
On 07/30/18 I observed little to no change at property, issued citations to owners
On 08/29/18 I observed little to no change at property, issued citations to owners
On 09/06/18 I observed little to no change at property, completed abatement packet for addition to 10/16/18 hearing agenda

RECOMMENDATIONS:

The owners of this property, JORGE & MIREYA PADILLA, has made little to no attempt to bring the property into compliance. JORGE & MIREYA PADILLA has not had any prior abatements conducted on this property. Due to the failure of the property owners to address this matter, a 180 day open abatement period is being sought for this property. I therefore request the City of Tempe Community Development Abatement Hearing Officer for authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code.

Respectfully submitted,

MICHAEL GLAB
Code Inspector
City of Tempe

ACTION TAKEN: _____

NAME _____

DATE: _____



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 09/06/2018
Case #: CE183428

JORGE & MIREYA PADILLA
1978 E DEL RIO DR
TEMPE, AZ 85282

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

Location: 1978 E DEL RIO DR TEMPE, AZ 85282
Parcel: 13334348

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of 10/16/2018. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas
- CC 21-3.b.3 An unregistered vehicle outside of or under a roof area not enclosed
- CC 21-3.b.4 Parking in the front or side yard in an area not improved and designated for parking

If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

- CC 21-3.b.1 **Please remove stored tire and any other debris, if present, from carport area of property.**
- CC 21-3.b.3 **Please register or remove vehicle(s) inoperable or unregistered vehicles beside driveway.**
- CC 21-3.b.4 **Please remove vehicle from side yard or bring side yard area into compliance with all five requirements of TCC 21-3.b.4.**

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$1,091.00 in addition to the actual cost of abatement, an administrative charge of fifteen(15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480)350-8311.

Code Inspector: Michael Glab
Phone Number: 480-350-5461
E-mail: Michael_Glab@tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

06/13/2018

JORGE & MIREYA PADILLA
1978 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE183428

Site Address: 1978 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/11/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.3	<p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove trash, debris, stored items, etc. from the bed of the pickup truck and carport storage	06/27/2018
CC 21-3.b.3	Please register or remove the black pickup	06/27/2018
CC 21-3.b.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	07/13/2018

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

06/29/2018

JORGE & MIREYA PADILLA
1978 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE183428
Site Address: 1978 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/28/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.15	Any wall or fence that is missing blocks, boards or other material, or is otherwise deteriorated so as to constitute a hazard to persons or property. This includes but is not limited to, leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated or slum-like appearance. All replacement materials shall be uniform, compatible and consistent with the design thereof;
CC 21-3.b.3	<p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;

CC 21-3.b.4	<p>To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall:</p> <ul style="list-style-type: none"> a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris or stored items from the carport area of the property, as well as the bed of the pickup.	07/13/2018
CC 21-3.b.15	Please repair/replace damaged portions of the alley block wall. Replacement materials must be consistent with existing materials.	07/30/2018
CC 21-3.b.3	Please register or relocate the black pickup to area compliant with all Tempe City Codes..	07/13/2018
CC 21-3.b.4	Please park vehicles in compliance with all five requirements of TCC 21-3.b.4 (remove all vegetation, grass/weeds from east side yard landscape).	07/13/2018
CC 21-3.b.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	07/13/2018

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
POST TO STRUCTURE

07/20/2018

JORGE & MIREYA PADILLA
1978 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE183428
Site Address: 1978 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/13/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.15	Any wall or fence that is missing blocks, boards or other material, or is otherwise deteriorated so as to constitute a hazard to persons or property. This includes but is not limited to, leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated or slum-like appearance. All replacement materials shall be uniform, compatible and consistent with the design thereof;
CC 21-3.b.3	<p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building

visible from the street that is not on an improved area designed or intended for such use. An improved area shall:

- a. Be contiguous to, parallel with, and share an access point with, the required driveway;
- b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway;
- c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street;
- d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and
- e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.

CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
-------------	---

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove stored items from carport area of property (including unused tires).	07/30/2018
CC 21-3.b.15	Please make alley block wall complaint with requirement of TCC 21-3.b.15.	07/30/2018
CC 21-3.b.3	Please make any/all unregistered vehicles complaint with requirements of TCC 21-3.b.3.	07/30/2018
CC 21-3.b.4	Please remove grass/weeds from gravel landscape on east side of property. Parking surfaces must meet all five conditions of TCC 21-3.b.4 (kept free of vegetation).	07/30/2018
CC 21-3.b.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	08/23/2018
	Please remove dead tree branches from tree(s) located on the property (ex. Pine tree in front landscape).	

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1619923		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial	
Driver's License No.		DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D		Incident Report Number CE183428		<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material	
Defendant		Name (First, Middle, Last) JORGE PADILLA										Juvenile	
Residence Address, City, State, Zip Code 1978 E DEL RIO DR. TEMPE AZ 85282												Residence Phone No.	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions						
Business Address, City, State, Zip Code												Business Phone No.	
Vehicle		Color	Year	Make	Model	Style	License Plate		State	Expiration Date			
Registered owner & address, City, State, Zip Code								Vehicle Identification Number					
The Undersigned Certifies That:													
On	Month 07	Day 30	Year 2018	Time 1207	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location 1978 E DEL RIO DR								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona		Area	Dist.	
The Defendant Committed the Following:													
A	Section: TCC 213b1		Violation: JUNK / DEBRIS		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	MVD												
B	Section: TCC 213b4		Violation: LAWN PARKING		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	MVD												
C	Section: TCC 213b3		Violation: UNREGISTERED VEHICLE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	MVD												
D	Section:		ARS <input type="checkbox"/> CC <input type="checkbox"/>		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	MVD												
E	Section:		ARS <input type="checkbox"/> CC <input type="checkbox"/>		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	MVD												
You must appear on the date and time indicated at:		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753		<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 08/13/18		Time: Between 9AM & 4PM					
				<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM					
				Court:		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No.	
Court Address, City, State, Zip Code													
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/>							
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.							
x MAILED						Complainant Michael J. [Signature]				PSN 8041			
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____						1ST VIOLATION							
Date issued if not violation date _____													

COMPLAINT



1619923

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1619924		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial	
Driver's License No.		DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D		Incident Report Number CE183428			
Defendant		Name (First, Middle, Last) MIREYA PADILLA										Juvenile	
Residence Address, City, State, Zip Code 1978 E DEL RIO DR. TEMPE AZ 85282												Residence Phone No.	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions						
Business Address, City, State, Zip Code												Business Phone No.	
Vehicle		Color		Year	Make		Model	Style	License Plate		State	Expiration Date	
Registered owner & address, City, State, Zip Code									Vehicle Identification Number				
The Undersigned Certifies That:													
On	Month 07	Day 30	Year 2018	Time 1207	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location 1978 E DEL RIO DR.								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona		Area	Dist.	
The Defendant Committed the Following:													
A	Section: TCC 21361		Violation: JUNK / DEBRIS		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input checked="" type="checkbox"/> Municipal Code				
	MVD												
B	Section: TCC 21363		Violation: UNREGISTERED VEHICLE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input checked="" type="checkbox"/> Municipal Code				
	MVD												
C	Section: TCC 21364		Violation: LAWN PARKING		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input checked="" type="checkbox"/> Municipal Code				
	MVD												
D	Section:		ARS <input type="checkbox"/> CC <input type="checkbox"/>		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Municipal Code				
	MVD												
E	Section:		ARS <input type="checkbox"/> CC <input type="checkbox"/>		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Municipal Code				
	MVD												
You must appear on the date and time indicated at:		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753		<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 08/13/18		Time: Between 9AM & 4PM					
				<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM					
				Court:		Date:		Time:		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No.	
Court Address, City, State, Zip Code													
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/>							
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.							
X MAILED						Michael J. [Signature] Complainant CODE COMPLAINT PSN 8041							
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____													
Date issued if not violation date													

COMPLAINT



1619924

HAMANN ENTERPRISES, LLC

4001 W CAMELBACK RD C30

PHOENIX, AZ 85019

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: Micheal Glab

FIRM: CITY OF TEMPE

DATE: 9/4/18

PROPOSAL

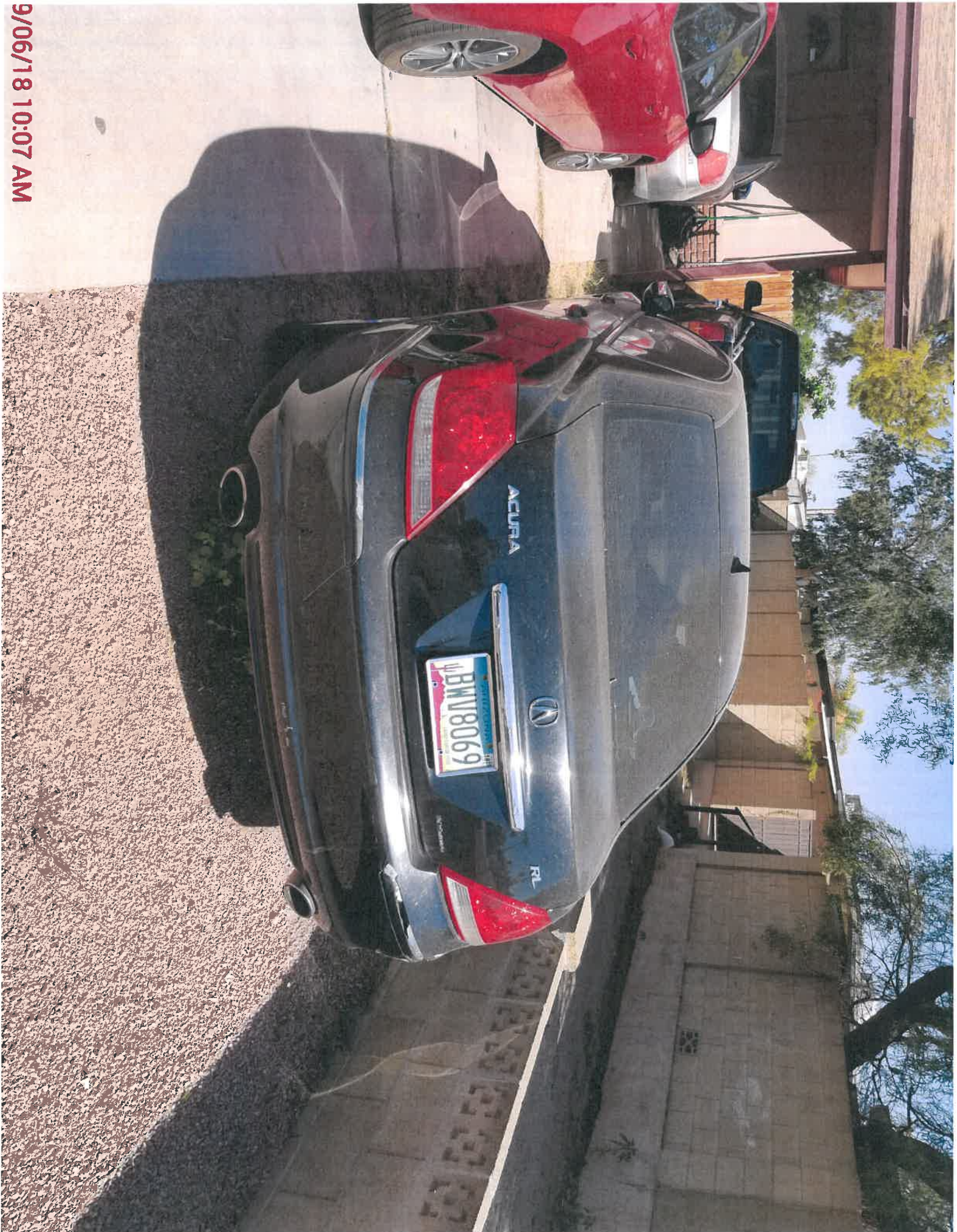
WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE
UNDER CONTRACT # T18-011-03

ADDRESS: 1978 E Del Rio Dr

1 Removal of grass/weeds in side yard	\$420.00
2 ESTAMATED DUMP FEES	\$50.00
3 SECURITY BY TEMPE POLICE	\$276.00
4 Towing of 2 vehicles	\$270.00
5 Application of pre-emrgent	\$75.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$1,091.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN



9/06/18 10:07 AM

